

ORDER RECEIVED FOR FILING
DATE August 23, 1978
FILED

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty, and an unreasonable hardship upon the Petitioner, the Variances should be had and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, Variances to permit a front setback of 45 feet in lieu of the required 50 feet from the center line of University Avenue, a side street setback of five feet in lieu of the required 25 feet from McTear Avenue (undrained), and a rear yard setback of 15 feet in lieu of the required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of August, 1978, that the herein Petition for the above-mentioned Variances should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Zoning Commission of Baltimore County Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of August, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



THORNTON M. BOURING, P.E.
DIRECTOR

August 8, 1978

Mr. E. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #9 (1978-1979)
Property Owner: Robert Glenn Dill
NW cor. University Ave. & McTear Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of the required 40', a side street setback of 10' in lieu of the required 25' and a rear setback of 15' in lieu of the required 30'.
Acres: 0.168 District: 1st

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

University Avenue is a partially improved public road, and provides access to Baltimore County's McTear Avenue Sewage Pumping Station at the end thereof; McTear Avenue is unimproved. Established grades for these roads are steep, in excess of 10%. Both roads are proposed to be improved in the future as 30-foot closed section roadways on 50-foot rights-of-way. Highway rights-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Setback Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drain:

The Petitioner must provide means of drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #9 (1978-1979)
Property Owner: Robert Glenn Dill
August 8, 1978

Water:

There is a 6-inch public water main in University Avenue (Drawing #47-0238, File 3), which is to be extended and provide a fire hydrant (Drawing #77-0417, File 3).

Sanitary Sewer:

There is 8-inch public sanitary sewerage in University and McTear Avenues (Drawings #74-0947 and #43-0187, File 1), respectively.

Very truly yours,

Elsworth N. Diver, P.E.
ELSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:SAM:FWB:as

cc: J. Somers

W. Munchel

G-SW Key Sheet

11 SW 18 Pos. Sheet

SW 1 P Topo

101 Tax Map



LESLIE H. GRAFF
DIRECTOR

August 2, 1978

Mr. Eric S. DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #9, Zoning Advisory Committee Meeting, July 25, 1978, are as follows:

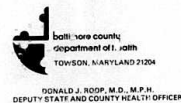
Property Owner: Robert Glenn Dill
Location: NW/C University Ave. & McTear Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of the required 40', a side street setback of 10' in lieu of the required 25' and a rear setback of 15' in lieu of the required 30'.
Acres: 0.168
District: 1st

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



September 19, 1978

Mr. E. Eric DiNenna
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #9, Zoning Advisory Committee Meeting, July 25, 1978, are as follows:

Property Owner: Robert Glenn Dill
Location: NW/C University Ave. & McTear Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of the required 40', a side street setback of 10' in lieu of the required 25' and a rear setback of 15' in lieu of the required 30'.
Acres: 0.168
District: 1st

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

Very truly yours,

Thomas H. Dwell
THOMAS H. DWELL, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/JP/rlb-g



STEPHENE COLLINS
DIRECTOR

July 28, 1978

Mr. E. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 9 - EAC - Meeting of July 25, 1978
Property Owner: Robert Glenn Dill
Location: NW/C University Ave. & McTear Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of the required 40', a side street setback of 10' in lieu of the required 25' and a rear setback of 15' in lieu of the required 30'.
Acres: 0.168
District: 1st

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variances to the front, side, and rear setbacks.

Sincerely yours,

Mike S. Flanagan
Mike S. Flanagan
Traffic Engineering Associate II

MEF/sjm



Paul H. Reincke
Chief

July 27, 1978

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: J. Compadari, Chairman
Zoning Advisory Committee

Re: Property Owner: Robert Glenn Dill

Location: NW/C University Ave. & McTear Ave.

Item No. 9 - Zoning Agenda Meeting of 07/25/78

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

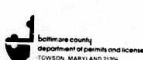
- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *[Signature]*

Planning Division
Special Inspection Division

Noted and

Approved: *George M. Kaganoff*
Fire Prevention Bureau



JAMES SEBERT
DIRECTOR

August 15, 1978

Mr. E. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #9, Zoning Advisory Committee Meeting, July 25, 1978, are as follows:

Property Owner: Robert Glenn Dill
Location: NW/C University Ave. & McTear Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of the required 40', a side street setback of 10' in lieu of the required 25' and a rear setback of 15' in lieu of the required 30'.
Acres: 0.168
District: 1st

The items checked below are applicable:

- X 1. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1976 Edition and the 1971 Supplement, and other applicable codes.
- X 2. A building permit shall be required before construction can begin.
- C. Additional _____ permits shall be required.
- X 3. Building shall be upgraded to new use - requires alteration permit.
- X 4. Three sets of construction drawings will be required to file an application for a building permit.
- F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- C. Wood frame walls are not permitted within 10' of a property line. Contact Building Department if distance is between 10' and 60' of property line.
- C. Requested setback variances conflict with the Baltimore County Building Code. See Section _____.
- X 1. No Comment.
- X 1. Comment: Plat plan shall have interior lot lines removed before applying for a permit. Building cannot be constructed on three lots without fire walls.

Very truly yours,

Charles E. Nichols
Charles E. Nichols
Plans Review Chief

CEB:rlj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 21, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

I.A.C. Meeting of: July 25, 1978

RE: Item No: 9
Property Owner: Robert Glenn Dill
Location: NW/4 University Ave. & McTavish Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: D.R. 5.5
variance to permit a front setback of 25' in lieu of the required 40', a side street setback of 10' in lieu of the required 25' and a rear setback of 15' in lieu of the required 30'.

District: 1st
No. Acres: 0.168

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

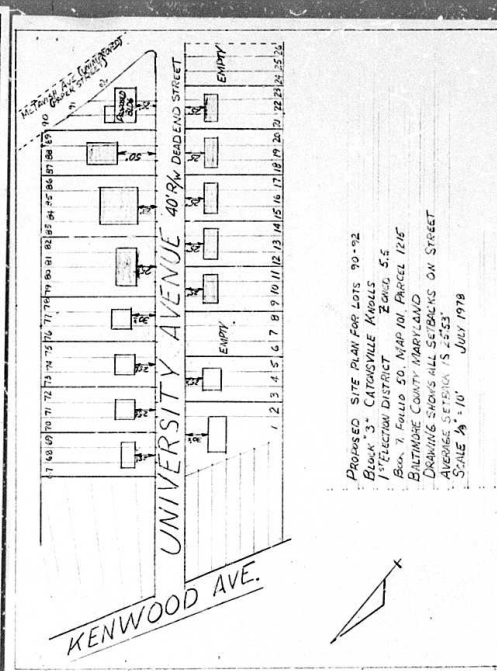
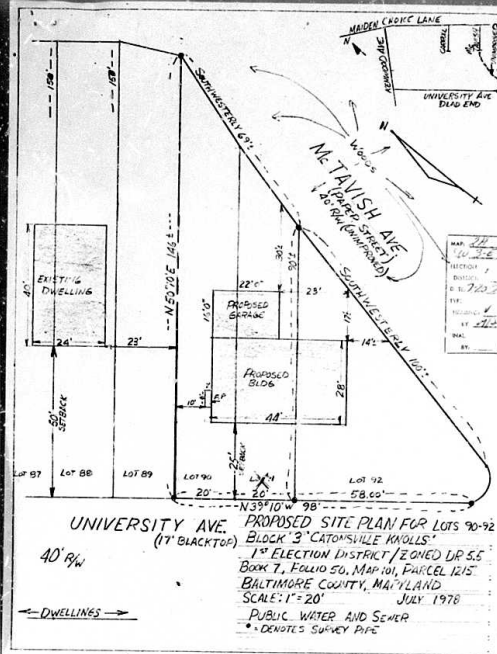
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WDP/bp

JOSEPH F. MAGDOEN, PRESIDENT
Y. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS H. ROTARS

THOMAS H. ROYER
MRS. LORRAINE F. CHIRCUR
ROGER R. WATSON
ROBERT T. DUBEL, REPRESENTATIVE

ALVIN LORECK
MRS. WILTON R. SMITH, JR.
RICHARD W. TRINICK, D.M.



PETITION MAPPING PROGRESS SHEET											
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet		
	date	by	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map											
Petition number added to outline											
Denied											
Granted by											
ZC, BA, CC, CA											
Reviewed by:	<i>[Signature]</i>				Revised Plans:		Change in outline or description		Yes		No
Previous case:	None				Map #		S16 374 E				

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 14th day of July 1978. Filing Fee \$ 25.00. Received ☒ Cash ☐ Other

Petitioner Robert Dill Submitted by SAF
Petitioner's Attorney Reviewed by [Signature]

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

OFFICE OF THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 August 10 1978

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR VARIANCES - Robert Glenn Dill was inserted in the following:

☒ Catonsville Times ☐ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☐ Essex Times ☐ Community Times
☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 11th day of August 1978, that is to say, the same was inserted in the issues of August 10, 1978

STROMBERG PUBLICATIONS, INC.
BY *[Signature]*

CERTIFICATE OF PUBLICATION

TOWSON, MD. AUGUST 10 1978

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for one successive weeks before the 11th day of August 1978, the ANN publication appearing on the 10th day of August 1978.

THE JEFFERSONIAN
[Signature]

Cost of Advertisement, \$

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: AUGUST 12, 1978

Posted for: PETITION FOR VARIANCES

Petitioner: ROBERT GLENN DILL

Location of property: NW/4 CORNER OF UNIVERSITY AVE. & MCTAVISH AVE.

Location of Sign: OPPOSITE A 18 UNIVERSITY AVE.

Remarks: Thomas E. DeLand

Posted by: Thomas E. DeLand Date of return: AUGUST 17, 1978

1 sign

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 73389

DATE: July 14, 1978 ACCOUNT: D1-662

AMOUNT: \$25.00

Robert Glenn Dill
2314 Kinsley Street
Towson, Maryland 21204

For: Variance Petition

14 JUL 14 1978 2300

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 73480

DATE: August 28, 1978 ACCOUNT: 01-669

AMOUNT: \$11.50

Robert Glenn Dill
2314 Kinsley Street
Towson, Maryland 21204

For: Cost of Advertising and Posting

73-4311

14 AUG 28 1978 448

VALIDATION OR SIGNATURE OF CASHIER